

# Report

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Report to:	<b>Estates Committee</b>
Date of Meeting:	<b>7 March 2006</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Subject:	<b>Lease of Premises – Strathclyde Joint Police Board – Accommodation at Whitehill Neighbourhood Centre, 9 Hunter Road, Hamilton</b>
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## **1 Purpose of Report**

1.1 The purpose of the report is to:-

- ◆ seek approval for the grant of a lease to Strathclyde Joint Police Board for the use of accommodation at Whitehill Neighbourhood Centre as a Community Police Office.

## **2 Recommendation(s)**

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) that a community room and ancillary accommodation at Whitehill Neighbourhood Centre, Hamilton be leased to Strathclyde Joint Police Board on the undernoted principal terms and conditions.
- (2) authorise the Executive Director (Enterprise Resources), in consultation with the Head of Legal Services, if appropriate, to conclude the lease agreement.

## **3 Background**

3.1 The new Whitehill Neighbourhood Centre has been developed by South Lanarkshire Council in conjunction with funding assistance from local and European Regional Development funding sources. The new Centre is constructed on two floors and provides a wide range of community facilities. Incorporated in this is ground floor accommodation which has been allocated for use by the Police Board.

3.2 The accommodation to be leased comprises a Community Police Room with kitchenette facility (22.34 sq m<sup>2</sup>), Police store (4.78 sq m<sup>2</sup>) and adjacent toilet with wash hand basin. Additionally, the Police who have taken entry to the premises will be permitted occasional use of an adjacent interview room, on occasions and at times as agreed with the Council's Halls Service. As a part of the lease agreement the Police Board will pay to South Lanarkshire Council a grassum payment of £35,000, by 31 March 2006 which effectively represents advance payment of rental due over the entire term of the lease.

## **4 Lease Terms and Conditions**

4.1 The key features of the lease are:-

1. The lease shall be for a 21 year period from 6 June 2005. The rent shall be £1 per annum if asked.
2. In the first year of the lease the tenant shall make an annual service charge payment of £1,490 to cover the cost of services provided by the Centre. In successive years thereafter the service charge will be 1.15% of the annual service charge for the whole Centre, 1.15% reflecting the relative floor areas of the accommodation to be leased to the Police against the total floor area of the Centre.
3. The annual service charge will reflect the tenant's share of costs for running the Neighbourhood Centre, which Centre running costs will be determined by the Council's Community Resources.
4. The tenant will however also pay additional charges in respect of IT rental and telephone call charges.
5. The subjects of let will be used as a Community Policy Office only.
6. Strathclyde Joint Police Board shall have the right to early termination of the lease after 5 years, although no compensation whatsoever will be payable by SLC should this option be exercised.
7. Strathclyde Joint Police Board will, on conclusion of the lease agreement, and before 31 March 2006, pay to South Lanarkshire Council £35,000 grassum.
8. South Lanarkshire Council shall arrange the building insurance, with the insurance premium rechargeable/payable by the tenant. The Police Board shall arrange its own contents insurance and public liability insurance.
9. No compensation will be payable by South Lanarkshire Council at the termination of the lease, howsoever determined.
10. Each party to meet their own legal and other expenses.

## **5 Employee Implications**

- 5.1 There are no personnel implications for the Council.

## **6 Financial Implications**

- 6.1 The Strathclyde Joint Police Board will pay to South Lanarkshire Council £35,000 on conclusion of the lease transaction, and by 31 March 2006.

## **7 Other Implications**

- 7.1 There are no other implications.

## **8 Consultation**

- 8.1 Consultations have been undertaken with Community Resources, the owning account, who are supportive of the proposal.

**Iain Urquhart**

**Executive Director (Enterprise Resources)**

9 February 2006

**Link(s) to Council Objectives**

- Supporting Our Communities

**Previous References**

None

**List of Background Papers**

None

**Contact for Further Information**

If you would like to inspect the background papers or want further information, please contact:-

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